

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.**

**Meeting Minutes
January 4, 2023**

Ron Fischer called the meeting to order at 6:01PM, January 4, 2023, location, The Link Recreation Center 1295 South Reed Street, Lakewood, CO 80232.

Attending: Ron Fischer, Barb Quist, Pat Strunk, Dennis Jerger, and Brian Gadbery, Manager. Ernie Dunn was not present. Quorum was reached.

Open Forum. Charlie Bradley 5758 W. Atlantic Place Attended the meeting.

Pat Strunk made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the December 13, 2022 Board Meeting minutes with minor edits. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the 2023 Budget Ratification meeting minutes. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the financials. Ron Fischer seconded the motion. The motion carried unanimously.

The Board was made aware of an error in the SunPointe Common Maintenance Association's accounts receivable concerning SunPointe II's assessments for the 2022 year. SunPointe II pays one month in advance to avoid the penalties and interest. SunPointe Common Maintenance posted payments incorrectly. The issue was resolved with Common Maintenance.

The Board was presented with DRS Engineering Contractors proposal to replace patios and improve drainage for Buildings 21 and 25. The Board will walk the area of the proposal once the snow melts.

Ron Fischer made a motion to approve FHA Pros proposal to renew the Association's FHA approval status for \$750.00. Pat Strunk seconded the motion. The motion carried unanimously.

The Board was updated on the Thanksgiving morning vehicle impact to the Jewell Street fence. The defendant will be arraigned on January 26, 2023. Precision Management will request that restitution be made by the driver for damages caused to the fence.

Barb Quist made a motion to approve DRS Engineering Contractors proposal to repair the Jewell Street fence including clean up and disposal, rebuild two brick columns, replace one 4x6 post, replace two full panels, one partial panel and paint for \$15,934.00. Pat Strunk seconded the motion. The motion carried unanimously.

Lakewood Estates Filing One said that they would not pay the estimated \$70 per year to run a new light at the monument sign on the Southeast corner of Jewell and Iff. This is contrary to what was discussed with them at a meeting in 2021 about care and maintenance of the monument sign and ground around

the sign. The SunPointe II Board requested that Precision Management ask once again for permission to use the existing power to that location and that Lakewood Estates Filing One pay only for the electricity used to run the LED light on the sign.

Ron Fischer made a motion to approve Radiant Lighting's proposal to install a power supply to the emergency phone at the pool for \$531.16. Pat Strunk seconded the motion. The motion carried unanimously. Radiant Lighting will also be requested to look at a short in the meter box servicing the walkway lights at buildings 32, 33, 34, and 35 and baseboard heat in the storeroom at the pool for time and materials. Baseboard heat fixture to be supplied by the HOA.

The Board choose Radian Lighting to install heat tape for owners at 5758 W. Atlantic Place and 5878 W. Asbury Place. Homeowners will be contacted and presented the proposal and agreement with the Association.

Ron Fischer made a motion to approve The Pool Connection's proposal to replace the sand medium in the pool and spa filters for 2,574.53. Pat Strunk seconded the motion. The motion carried unanimously.

The Board requested that the 2023 Annual Meeting be held on March 8 or 15 at the Lakewood Cultural Center availability permitting. Precision Management will ask about available dates and offer alternate dates if the requested dates are not available.

Barb Quist made a motion to approve Jill Chambers of 5885 W. Atlantic Place request to remove the maple tree in her patio area. All expenses will be paid for by the owner. Ron Fischer seconded the motion. The motion carried unanimously.

Ross Klopff's request, to install at radon mitigation system at 5859 W. Atlantic Place was denied due to lack of information.

Ron Fischer made a motion to approve Dianne Nino's request to install new windows at 5724 W. Asbury Place. Windows must be like for like. Barb Quist seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be February 14, 2023, at the Link Recreation Center.

The meeting was adjourned at 7:34 PM.